Missouri Landlord-Tenant Laws: Rights and Duties for Both Sides

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: https://www.generationadvisory.com/laws/missouri-landlord-tenant-rights

Missouri sets fewer statewide tenant rules than many states. It bans lockouts and utility shutoffs, allows a limited repair and deduct remedy for code violations and requires disclosure of known past methamphetamine production.

Key points

- A tenant in good standing for six months may, after 14 days' written notice, fix a code violation affecting habitability and deduct the cost if it is under the greater of $300 or half a month's rent, never more than one month's rent. Dollar figure checked on the official code on October 29, 2026.
- Within 30 days after the tenancy ends, the landlord must return the full deposit or send an itemized list of damages with the balance.

Missouri at a glance

Rule	Missouri	Law
Tenant repair remedies	A tenant in good standing for six months may, after 14 days' written notice, fix a code violation affecting habitability and deduct the cost if it is under the greater of $300 or half a month's rent, never more than one month's rent. Dollar figure checked on the official code on October 29, 2026.	RSMo 441.234
Deadline to return the deposit	Within 30 days after the tenancy ends, the landlord must return the full deposit or send an itemized list of damages with the balance.	RSMo 535.300

Mistakes to avoid

- Entering a unit without the notice the lease or the law requires.
- Letting a written repair request sit without a reply or a plan.
- Leaving required disclosures out of the lease packet.
- Applying screening criteria differently from one applicant to the next.
- Raising rent or ending a tenancy soon after a complaint without a documented, unrelated reason.

Verify current law

Laws named in this summary:

- RSMo 441.234
- RSMo 535.300
- Residential Lead-Based Paint Hazard Reduction Act (42 U.S.C. 4852d)
- RSMo 441.236

Official sources:

- Revised Statutes of Missouri, chapter 441 (Missouri Revisor of Statutes): https://revisor.mo.gov/main/OneChapter.aspx?chapter=441
- Revised Statutes of Missouri, chapter 535 (Missouri Revisor of Statutes): https://revisor.mo.gov/main/OneChapter.aspx?chapter=535
- Revised Statutes of Missouri, chapter 534 (Missouri Revisor of Statutes): https://revisor.mo.gov/main/OneChapter.aspx?chapter=534
- Missouri Courts: https://www.courts.mo.gov/

> General information, not legal advice. Check current law and talk to a Missouri attorney before you act. Last reviewed October 29, 2026.